

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HAMLET ST, ARLINGTON

OWNERSHIP

Owner 1:	DUMAS JOHN			
Owner 2:	LA FAUCI JOHN			
Owner 3:				
Street 1:	49 HAMLET ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MINGLE JOSEPH J-KATHLEEN M -		
Owner 2:	-		
Street 1:	49 HAMLET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Vinyl Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09206	Total SF/SM:	4010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,240	Spl Credit	Total:	432,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4010.000	431,400		432,200	863,600
Total Card	0.092	431,400		432,200	863,600
Total Parcel	0.092	431,400		432,200	863,600
Source: Market Adj Cost		Total Value per SQ unit /Card:	515.89		/Parcel: 515.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,400	0	4,010.	432,200	863,600		Year end	12/23/2021
2021	101	FV	406,200	0	4,010.	432,200	838,400		Year End Roll	12/10/2020
2020	101	FV	406,200	0	4,010.	432,200	838,400	838,400	Year End Roll	12/18/2019
2019	101	FV	332,600	0	4,010.	459,300	791,900	791,900	Year End Roll	1/3/2019
2018	101	FV	332,600	0	4,010.	335,000	667,600	667,600	Year End Roll	12/20/2017
2017	101	FV	332,600	0	4,010.	291,800	624,400	624,400	Year End Roll	1/3/2017
2016	101	FV	332,600	0	4,010.	248,500	581,100	581,100	Year End	1/4/2016
2015	101	FV	295,600	0	4,010.	243,100	538,700	538,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/10/2009	Meas/Inspect	336	PATRIOT
12/22/2003	MLS	HC	Helen Chinal
3/7/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
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[illegible]

432,240	Spl Credit	Total:	432,200
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Database: AssessPro - ArchiveProArling

2023

